006.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	746,100 / 746,100
					USE VALUE:	746,100 / 746,100
					ASSESSED:	746,100 / 746,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-63	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONANNO ROBERT E ETAL/ TRS
Owner 2:	61 ORVIS ROAD REALTY TRUST
Owner 3:	
Street 1:	61 ORVIS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BONANNO ROBERT E -
Owner 2:	BLACK ANN MARIE -
Street 1:	61 ORVIS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,531 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1928, having primarily Aluminum Exterior and 1979 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5531.000	274,000	3,400	468,700	746,100
Total Card	0.127	274,000	3,400	468,700	746,100
Total Parcel	0.127	274,000	3,400	468,700	746,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 377.05 | /Parcel: 377.0

Legal Description

User Acct 5915

GIS Ref

GIS Ref

Insp Date 11/03/17

Entered Lot Size

Total Land:

Land Unit Type:

!622!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,000	3400	5,531.	468,700	746,100	746,100	Year End Roll	12/18/2019
2019	101	FV	244,800	3400	5,531.	498,000	746,200	746,200	Year End Roll	1/3/2019
2018	101	FV	244,800	3400	5,531.	363,300	611,500	611,500	Year End Roll	12/20/2017
2017	101	FV	244,800	3400	5,531.	316,400	564,600	564,600	Year End Roll	1/3/2017
2016	101	FV	244,800	3400	5,531.	269,500	517,700	517,700	Year End	1/4/2016
2015	101	FV	217,300	3400	5,531.	263,700	484,400	484,400	Year End Roll	12/11/2014
2014	101	FV	217,300	3400	5,531.	216,800	437,500	437,500	Year End Roll	12/16/2013
2013	101	FV	217,300	3400	5,531.	206,200	426,900	426,900		12/13/2012

PRINT

Date	Time
12/10/20	16:22:28

LAST REV

Date	Time
01/16/20	08:59:57

mmcmakin

622

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONANNO ROBERT	73756-537	1	12/3/2019	Convenience	99	No	No		
	20838-225		10/1/1990		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	5915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/1996	33		20,000					ADD BATH,WALL

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Meas/Inspect	HS	Hanne S
1/30/2009	Meas/Inspect	189	PATRIOT
10/27/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5531		Sq. Ft.	Site		0	80.	1.06	1									468,746						468,700	

Total AC/HA: 0.12697 | Total SF/SM: 5531 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 468,746 | Spl Credit | Total: 468,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.32541490
Const Adj.:	0.99683028
Adj $ / SQ:	118.909
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372223
Depreciation:	98267
Depreciated Total:	273956

COMMENTS

OF=XTRA SINK IN MBTH & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

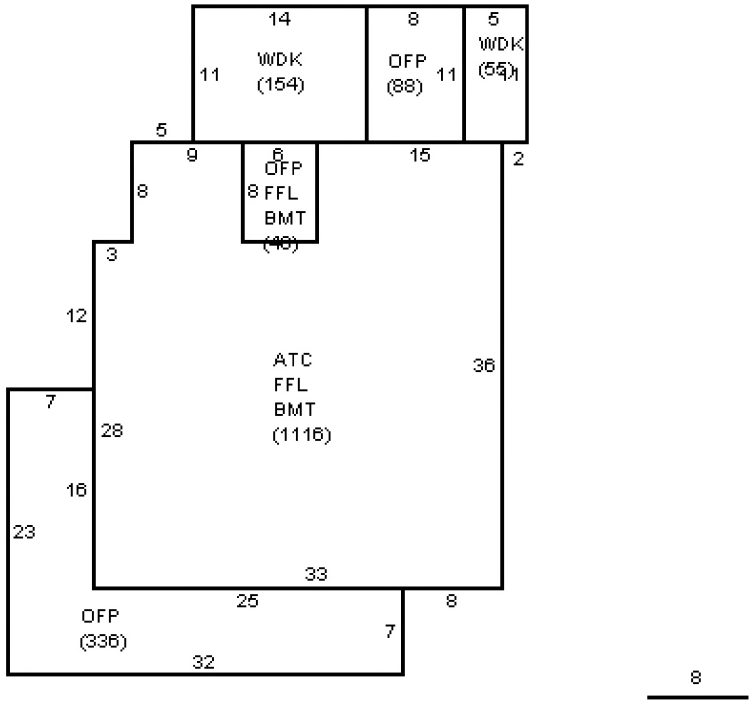
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	118.91
Special Features:	0	Val/Su Net:	80.59
Final Total:	274000	Val/Su SzAd	176.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	56.020	65,212
FFL	First Floor	1,164	118.910	138,410
OFP	Open Porch	472	19.930	9,408
ATC	Attic	391	118.910	46,446
WDK	Deck	209	10.750	2,247
	Net Sketched Area:	3,400	Total:	261,723
Size Ad	1554.6000	Gross Are	4125	FinArea 1979

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400

IMAGE

AssessPro Patriot Properties, Inc